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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

#### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 79 Newlaithes Crescent, Normanton, WF6 1SY

### For Sale Freehold £265,000

A deceptively well proportioned four bedroom detached family home situated in this sought after residential area within easy reach of the town centre.

With UPVC double glazed windows and a gas fired central heating system, this comfortable family home is approached via an entrance hallway that has a guest w.c. off to the side. The main living room has an archway that leads through into the adjoining dining kitchen which is fitted to a lovely standard. To the rear of the house there is a large conservatory overlooking the rear garden with the added benefit of a multi fuel cast iron stove. To the first floor there are two double bedrooms plus two further single bedrooms, all served by the house shower room/w.c. Outside, the property has a neat front garden together with ample driveway parking that leads up to the garage to the rear. Behind the house there is a lovely enclosed garden laid mainly to lawn with mature beds and borders and a block paved seating area.

The property is situated in this popular residential area within easy reach of the broad range of shopping, schooling and recreational facilities offered by Normanton town centre. Normanton itself has its own railway station and is ideally placed for comfortable access to the national motorway network.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door and window to the side, laminate flooring and staircase to the first floor.

### GUEST W.C.

8'2" x 2'11" [2.5m x 0.9m]

Frosted window to the side and fitted with a white and chrome two piece cloakroom suite w.c. and floating vanity wash basin with storage under. Chrome ladder central heating radiator.

### LIVING ROOM

16'0" x 13'9" [4.9m x 4.2m]

Double doors to the conservatory, archway through to the adjoining dining kitchen, useful understairs cupboard and an attractive wood effect laminate floor. Two central heating radiators.



### DINING KITCHEN

17'0" x 12'1" [5.2m x 3.7m]

Windows to both the front and rear as well as a UPVC door out to the rear garden. Fitted with an attractive range of cream fronted wall and base units solid bamboo worktops incorporating a ceramic Belfast style sink and drainer. Point for a Range style cooker with a glazed splash back and matching stainless steel filter hood over, built-in dishwasher, space and plumbing for a washing machine, ceramic tiled floor and space for a tall fridge/freezer. Two central heating radiators.

### CONSERVATORY

17'0" x 11'1" [5.2m x 3.4m]

Of UPVC double glazed construction with double doors plus a single door out the garden and patio. Stripped and varnished floorboards and a feature cast iron multi fuel burning stove set on a York stone hearth. Provision for a wall mounted television.



### FIRST FLOOR LANDING

Window to the front, loft access hatch and a built-in airing cupboard housing the gas fired central heating boiler and insulated hot water cylinder.

### BEDROOM ONE

12'9" x 10'5" [3.9m x 3.2m]

Window overlooking the rear garden, central heating radiator and double sliding mirror fronted fitted wardrobes.



### BEDROOM TWO

10'5" x 8'10" [3.2m x 2.7m]

Double sliding mirror fronted fitted wardrobes, central heating radiator and a window overlooking the rear garden.



### BEDROOM THREE

10'2" x 6'2" [3.1m x 1.9m]

Window to the front and central heating radiator. Built-in overstairs cupboard.

### BEDROOM FOUR

8'10" x 6'2" [2.7m x 1.9m]

Window to the front and central heating radiator.

### HOUSE SHOWER ROOM/W.C.

7'6" x 5'6" [2.3m x 1.7m]

Frosted window to the rear and fitted with a three piece white and chrome suite comprising of double shower cubicle with showerhead over as well as attachment with glass screen and herringbone style feature tiles, wash basin with storage below and mixer tap and concealed cistern low suite w.c. Part tiled walls and floor and a ladder style heated towel rail.



### OUTSIDE

To the front, the property has a neatly tended planted bed together with a block paved drive providing off street parking and leading up to the detached single garage situated to the rear. The rear garden is laid mainly to lawn with a block paved seating area, mature planted beds and borders.



### COUNCIL TAX BAND

The council tax band for this property is D.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.